

**WOODS CROSS CITY SPECIAL JOINT MEETING  
WOODS CROSS CITY COUNCIL AND WOODS CROSS PLANNING COMMISSION  
MARCH 22, 2016**

The minutes of the Woods Cross City Council/Planning Commission meeting held March 22, 2016 at 5:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

**CONDUCTING:**

Mayor Rick Earnshaw

**COUNCIL MEMBERS PRESENT:**

Rick Earnshaw, Mayor  
Tamra Dayley  
Jessica Gertsch

Wally Larrabee  
James Sheldon  
Ryan Westergard

**COUNCIL MEMBERS EXCUSED:**

Wally Larrabee

**PLANNING COMMISSION MEMBERS PRESENT:**

Leo Beecher, Chairman  
Jennifer Bassarear  
Dan Bradford  
Brent Page

Curtis Poole  
Gary Sharp  
Matt Terry

**STAFF PRESENT:**

Gary Uresk, City Administrator  
Tim Stephens, Community Development Director  
Jessica Sims, City Recorder  
Mark Bell, City Attorney

**VISITORS:**

Nate Zarlingo  
Don Schrader  
Becky Ginos

Read Hellewell  
Lois Schrader  
Sattar Tabriz

John Sawyer  
David Hill

The Mayor welcomed those in attendance and explained this was a special joint meeting between the Woods Cross City Council and Woods Cross Planning Commission to discuss and finalize some issues regarding the new Woods Crossing Project that is being proposed to be built within Woods Cross City.

**INVOCATION:**

James Sheldon

**APPROVAL OF CASH DISBURSEMENTS**

The Mayor then asked the Council if they had reviewed the cash disbursements that had been emailed to them for their review. The Council said they did review the cash disbursements listings and found all was in order. Council Member Gertsch then made a motion to approve the

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cash disbursements as presented with Council Member Sheldon seconding the motion and all voted for the motion through a roll call vote.

**CONSIDERATION OF THE PLANNING COMMISSION TO RECOMMEND  
APPROVAL OF DOCUMENTS RELATED TO THE WOODS CROSSING  
COMMERCIAL DEVELOPMENT PROJECT INCLUDING: (A) A DEVELOPMENT  
AGREEMENT BETWEEN THE CITY AND STG WOODS CROSSING LLC AND OTG  
WOODS CROSSING LLC; AND (B) A DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS BETWEEN STG  
WOODS CROSSING, LLC AND OTG WOODS CROSSING LLC**

The City Administrator then presented a power point presentation reviewing exhibits pertaining to the develop agreement. These exhibits included details of lots within the project, property boundaries, site plan, underground parking, subdivision plat, access agreements, details of the Smith's store, elevations, landscape plan, lighting plan, storm water plan, entry features, impact fees, culinary water plan, grading plan, cost sharing.

After the review, the City Administrator asked if there were any questions from the Council or Commission. There were no questions from either the City Council or Planning Commission at this time.

Mr. Mark Bell, the city attorney, was then given the floor and said they had been working hard on this project and at this time he was recommending that the Planning Commission recommend approval of the development agreement and the approval of the other document of covenants, conditions and restrictions with the conditions that the developer still needs to post the improvement bond on the property which hopefully will be done within a few days, the other issue would be an approval document that they are trying to get from McDonald's and that McDonald's has seen the plan and they are good with the way it is laid out. He said he feels they need to have McDonald's sign off on the project and say they are happy with the way it is laid out so there are no issues in the future. Mr. Bell also noted other buildings could not go forward, other than Smith's, until these two issues are resolved.

Commissioner Bradford then made a motion to recommend to the City Council approval of the Development Agreement between the city and STG Woods Crossing LLC and OTG Woods Crossing LLC and to approve the Declaration of Covenants, Conditions and Restrictions and grant easements between STG Woods Crossing, LLC and OTG Woods Cross LLC. Council Member Page seconded the motion and all voted for the motion.

The Mayor then called for a motion and Council Member Westergard made a motion to adopt Resolution 2016-612, a resolution authorizing the Mayor to sign the Development Agreement with STG Woods Crossing LLC and OTG Woods Crossing LLC and to give approval to the Declaration of Covenants, Conditions and Restrictions and grant easements between these two entities and the development agreement contingent upon getting the bond posted and issued by

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the developer. Council Member Dayley seconded the motion and all voted for the motion through a roll call vote.

The City Administrator noted the participation agreement would be presented at April 5<sup>th</sup>, 2016 City Council meeting for consideration. The City Administrator also asked the City Council if they could get him the names of who would be going the League conference that was coming up.

**ADJOURNMENT**

There being no further business before the City Council or the Planning Commission Council Member Westergard made a motion to adjourn the meeting at 6:15 P.M. Council Member Gertsch seconded the motion and all voted for the motion.

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Rick Earnshaw, Mayor

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Jessica Sims, City Recorder